

COUNTY LAND USE MATRIX

Uses Permitted in Each Official Land Use District

USE CATEGORIES	RC 1	AG 1	RL 1	RS 1	RM 1	CN 1	CO 1	CR 1	CH 1	CG 1	CS 1	IC 1	IR 1	IN 1	PD 1	FW 1,2
A. AGRICULTURAL LAND USE TYPES																
1. Crop Production	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Animal Raising	Y	Y	Y												Y	Y
3. Commercial Kennels/Catteries	Y	Y	Y					Y			Y				Y	
4. Wholesale Trade of Livestock	Y	Y											Y		Y	
5. Cow/Goat Dairies		Y													Y	
6. Hog Rashes/Calf Raising		Y													Y	
7. Agricultural Support Services	Y	Y	Y					Y		Y	Y	Y	Y		Y	Y
B. RESIDENTIAL LAND USE TYPES																
1. Single Dwelling Units	Y	Y	Y	Y	Y			Y							Y	
2. Multiple Dwelling Units					Y		*	Y		*	*				Y	
3. Social Care Facilities	Y	Y	Y	Y	Y			Y							Y	
4. Mobilehome Park			Y	Y	Y			Y							Y	
C. COMMERCIAL LAND USE TYPES																
1. Professional Services						Y	Y	Y		Y	Y	Y			Y	
2. Retail Trade/Personal Services						I		II	I	III	II				II	
3. Open Lot Services								II		I	II	II	II		II	
4. Lodging Services								II	II	II	II				II	
5. Recreation/Entertainment Services						I		II	II	III	II				II	
6. Repair Services						I		III	III	II	III	III	III		III	
7. Convenience/Support Services						Y	Y	Y	Y	Y	Y	Y	Y		Y	
8. Primary Signs									Y	Y					Y	
D. INDUSTRIAL LAND USE TYPES																
1. Manufacturing Services											I	I	II		II	
2. Wholesale/Warehouse Services										I	I	II	II		II	
3. Contract/Construction Services								Y		Y	Y	Y	Y		Y	
4. Salvage Services												I	II		II	

Notes:

- Y — Use is permitted or conditionally permitted subject to review. Overlay maps may modify intensity of use. See specific handout for each district for limitations.
- I — Class I of this land use category is conditionally permitted subject to review. See specific handout for each district for limitations.
- II — Classes I and II of this land use category are conditionally permitted subject to review. See specific handout for each district for limitations.
- III — Classes I, II and III of this land use category are conditionally permitted subject to review. See specific handout for each district for limitations.
- * — Dwelling units in conjunction with a commercial use permitted subject to a Planned Development Review.
- BLANK — Use is not permitted.

1. Additional and Accessory uses as specified in Division 4, Chapter 4 and 5 of Title 8 (Development Code) are permitted in all districts.

2. Physical structures are not permitted in the Floodway (FW) District.

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Definitions:

A. AGRICULTURAL LAND USE TYPES

1. Crop Production. A primary use of the land which includes cultivation of open field or greenhouse crops, fruits, vegetables, grain, fibers, flowers, ornamental and nursery plant materials for wholesale or retail sales and ultimate consumption by others.
2. Animal Raising. A primary use of the land which includes animal husbandry activities for the production of animal products which will be consumed by others. Additional animals may be raised as accessory uses.
3. Agricultural Support Services. These uses are supportive of the farm community and are fully compatible with agricultural uses. These include but are not limited to farm machinery equipment and supplies, farm produce sales and supplies, farm products packaging and processing, feed storage, animal husbandry services, animal waste processing and agricultural chemicals.
4. Commercial Kennels and Catteries. The keeping of more than five (5) dogs or five (5) cats for breeding, boarding and or sale.

B. RESIDENTIAL LAND USE TYPES

1. Single dwelling unit. A detached structure or combination of structures designed and/or used to house not more than one family, including all domestic employees of such family in which is provided provisions for sleeping, eating, cooking and sanitation.
2. Multiple dwelling unit. A multiple dwelling unit is a series or combination of dwelling units, either attached or detached, designed to house more than one family with individual, shared or no kitchen privileges (e.g. apartments, condos, boarding houses, residential hotels).
3. Social Care Facility. Any facility in the general classification of boarding home for aged persons, boarding home for children, day care home for children, day nursery, nursing home or parent-child boarding home.
4. Mobilehome Park. An area or tract of land designed as a single unit where spaces for two or more mobilehomes used for human habitation are rented or leased on a monthly or greater basis, or owned separately.

C. COMMERCIAL LAND USE TYPES

1. Professional Services. Establishments which provide advice, designs, information, medical treatment, commercial education, consultation, travel, job placement, advertising, finance, insurance and real estate services, generally from an office with no on-site storage of goods.
2. Retail Trade/Personal Services. Establishments engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods. Also includes activities which primarily provide for care of the person or their apparel, and which are typically needed frequently or recurrently.
3. Open Lot Services. Commercial establishments which are primarily involved in the delivery of their service from an open lot with relatively few support structures.
4. Lodging Services. Establishments engaged in the provision of lodging, normally on a daily or weekly basis with incidental food, alcoholic beverages, sales and service intended for the convenience of the guests at a hotel, motel, tourist court or recreational vehicle park. Recreational vehicle parks shall not exceed twelve (12) spaces per acre.
5. Recreation/Entertainment Services. Establishments that provide leisure time activities and services which involve many people in a public assembly use where people either participate individually or are entertained by an activity.
6. Repair Services. Establishments engaged in the provision of repair services to individuals, households and firms.
7. Convenience/Support Services. Establishments that provide convenience or support services to people in employment locations or to the traveling public in locations away from developed commercial centers. These limited services include food, beverage, gasoline, retail services and minor automobile service.
8. Primary signs. Billboards.

D. INDUSTRIAL LAND USE TYPES

1. Manufacturing Operations. The on-site production of goods by methods other than agricultural or extractive in nature.
2. Wholesale/Warehouse Operations. Establishments which normally employ warehouses or display and office space for the assembly, storage, distribution and display of commodities for sale to community or regional retailers, manufacturers, agricultural, institutional or professional uses.
3. Contract/Construction Services. Establishments mainly engaged in construction activities and storage on lots other than construction sites.
4. Salvage Operations. Establishments involved in the storage, sale, wholesale and processing of salvage materials. These uses create major disruption to an area's environment even when carefully regulated. Dust, dirt, noise and unsightly conditions often prevail with these operations. This land use classification does not include recycling collection facilities.